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File: Z-8143
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: SOUTHSIDE GROUP 193 CLARKE ROAD PUBLIC PARTICIPATION MEETING ON APRIL 9, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Southside Group relating to the property located at 193 Clarke Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 16, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R1 (R1-7) Zone which permits single detached dwellings, **TO** a Residential R7 Special Provision (R7(__)*H9*D45) Zone to permit Senior citizen apartment buildings, Handicapped persons apartment buildings, Nursing homes, Retirement lodges, Continuum-of-care facilities, and Emergency care establishments with a special provision to permit a minimum 13 metre lot frontage where 25 metres is required. A maximum height of 9 metres is recommended to ensure compatibility with the surrounding properties, and a maximum density of 45 units per hectare.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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“None”

PURPOSE AND EFFECT OF RECOMMENDED ACTION

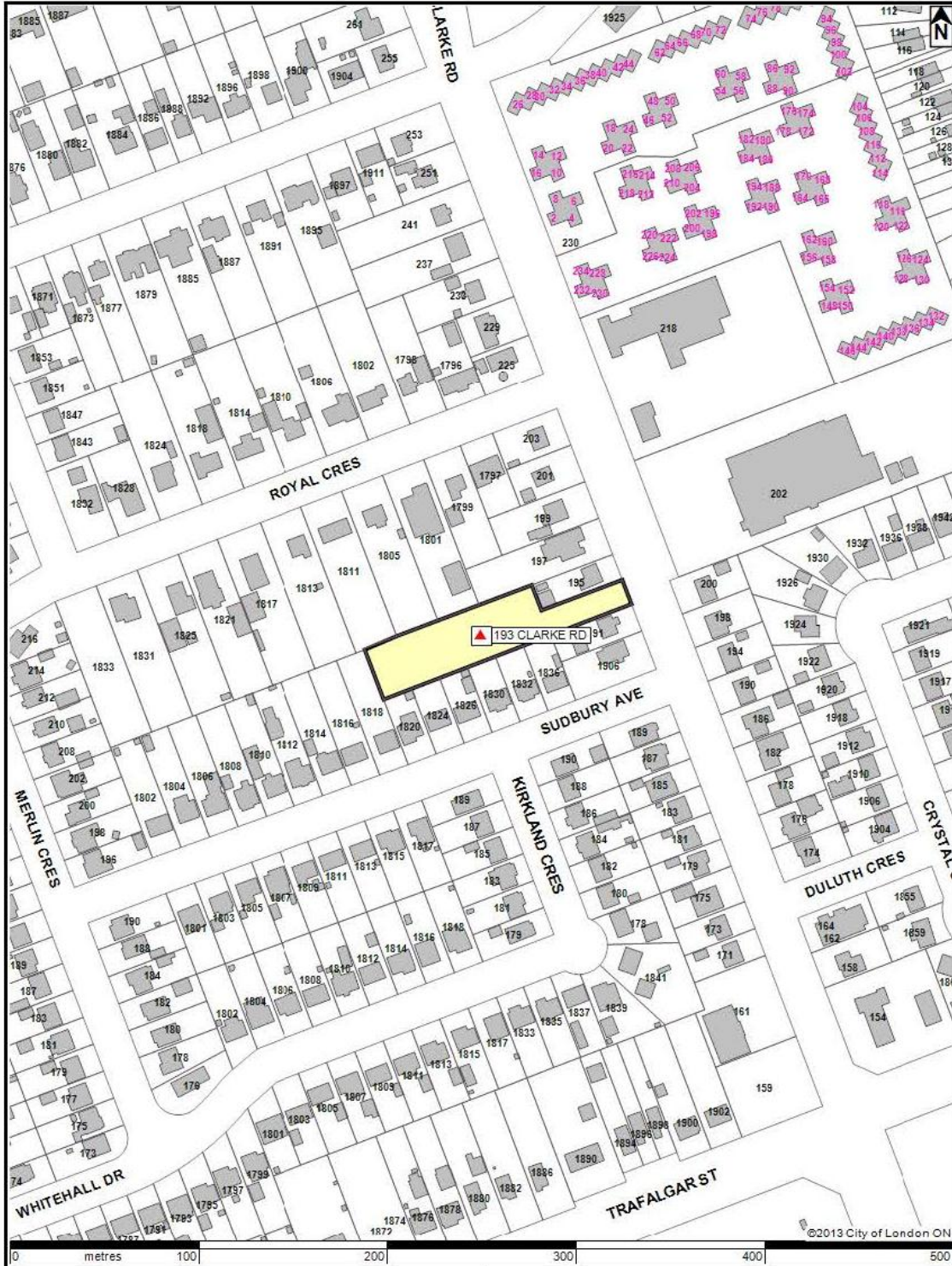
The purpose and effect of the requested Zoning By-law amendment is to facilitate the development of a not-for-profit one-storey, 14-unit apartment building to provide housing for adults with special needs who are able to live independently and without on-going support services

RATIONALE

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2005);
2. The proposed amendment is consistent with the Low Density Residential policies of the City of London Official Plan;
3. The requested Residential R7 zone regulates height and density on a site specific basis to ensure compatibility with abutting residential uses;
4. The subject site is a vacant and underutilized site unique in the context of the neighbourhood & surrounding area; and
5. The proposed development will provide an opportunity for affordable housing within the City for adults with autism spectrum disorders and allow them to live independently within an active community.

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 193 Clarke Rd Applicant: Southside Group of Companies File Number: Z-8143 Planner: Mike Corby Created By: Mike Corby Date: 2013-01-18 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

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BACKGROUND

Date Application Accepted: January 14, 2013	Agent: Devonshire Consulting (Greg Playford)
REQUESTED ACTION:	
Change Zoning By-law Z.-1 from 1 FROM a Residential R1 (R1-7) Zone which permits one single detached dwelling TO a Residential R7 Zone which permits: Senior citizen apartment buildings; Handicapped persons apartment buildings; Nursing homes; Retirement lodges; Continuum-of-care facilities; Emergency care establishments.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 13m • Depth – Approx 160m • Area – 3342m² (0.33ha) • Shape - Irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Single Detached Dwellings • South - Single Detached Dwellings • East - Neighbourhood Facilities and Single Detached Dwellings • West - Single Detached Dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Low Density Residential
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • R1-7

PLANNING HISTORY

The subject site was previously occupied by a single detached dwelling located along Clarke Road which has since been demolished on July 24, 2003. The site has remained vacant since then and on January 14, 2013 an application to re-zone the lands for a affordable housing development for adults with Autism Spectrum Disorder was submitted.

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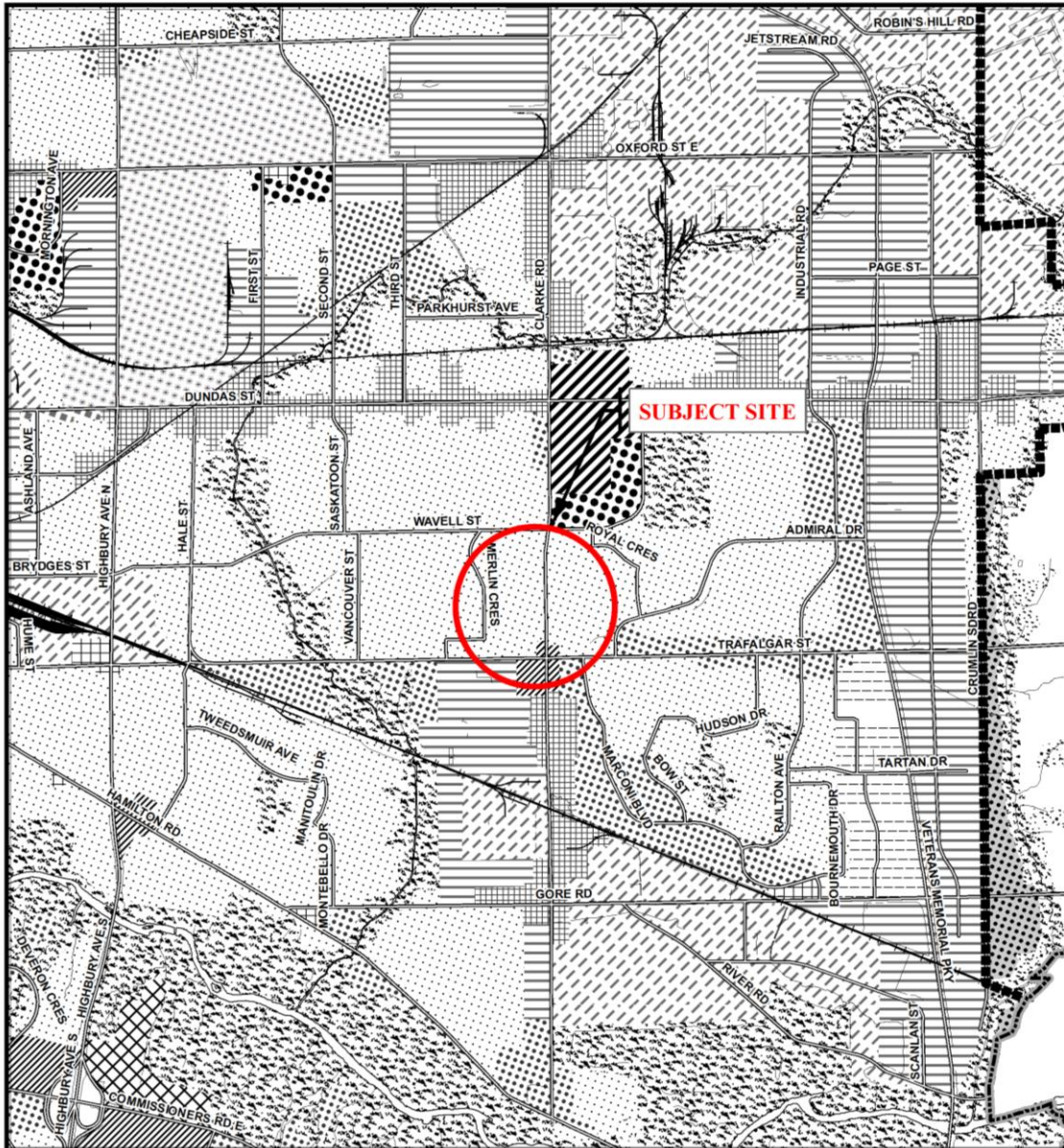
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Aerial Photo 2002

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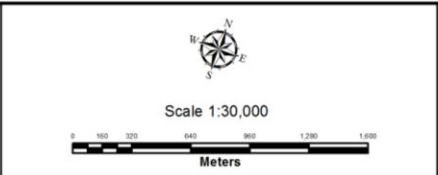


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

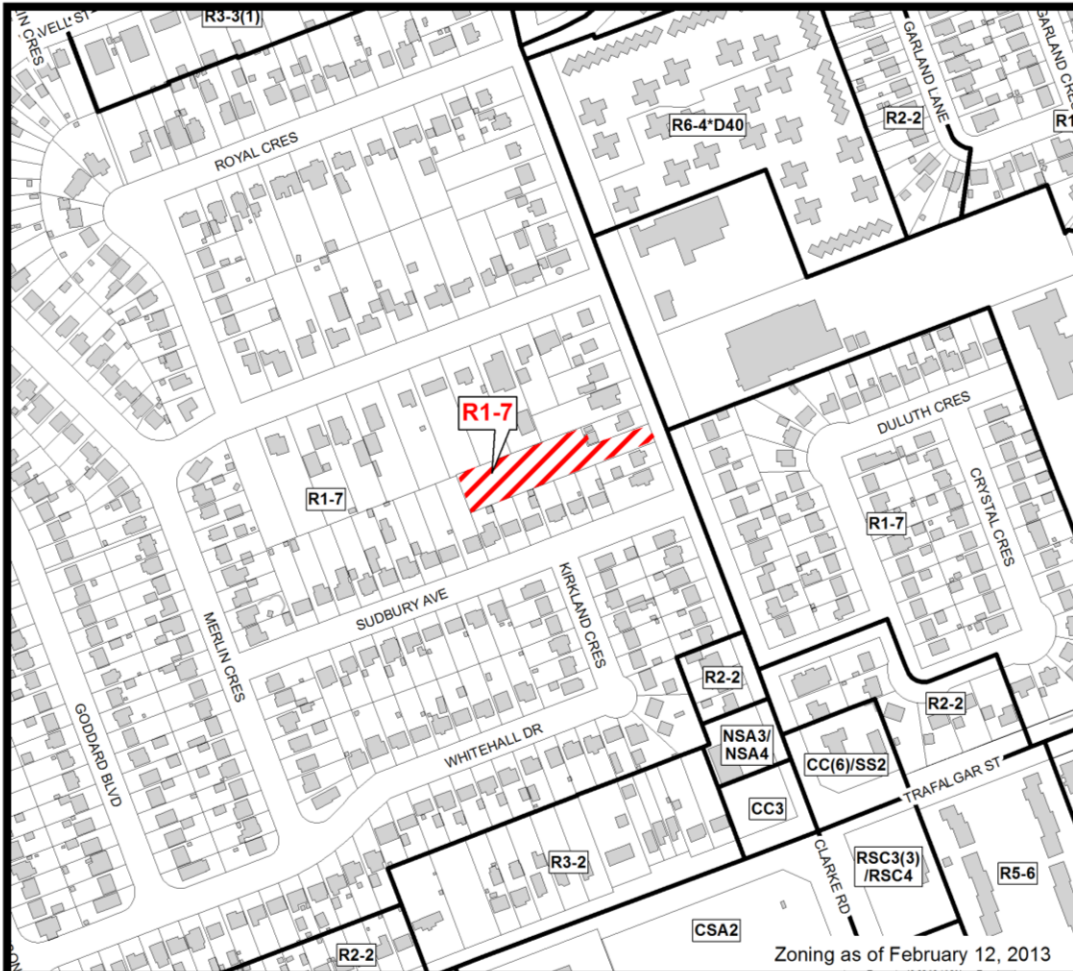
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8145
PLANNER: MC
TECHNICIAN: CK
DATE: 2013/02/22

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File: Z-8143
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-7

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
 BY-LAW NO. Z.-1
 SCHEDULE A**



FILE NO:
 Z-8145 MC

MAP PREPARED:
 2013/02/22 CK

1:4,000
 0 20 40 80 120 160
 Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Stormwater Management Unit

- *The C value for subject site could not be verified. The owner’s professional engineer must also update the storm sewer design sheet(s) for the subject lands.*
- *The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 01, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.*
- *The City Subwatershed Planning Studies were approved by City Council on September 18, 1995. The Owner shall be required to comply with the SWM targets and criteria identified in the Pottersburg Creek Study, which may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.*
- *The owner and its Engineer shall prepare a servicing report to address minor, major flows, SWM measure (water quality), and identify outlet systems (major and minor) in accordance with City of London standards and MOE standards/guidelines.*
- *The Owner agrees to promote the implementation of SWM soft measure Best Management Practices (BMP’s) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.*
- *Drawing 2299 displays a PDC to the subject site. The owner is to provide confirmation if the outlet is still available and will need to be upgraded to the appropriate size for the proposed development.*
- *The subject lands or adjacent lands are to ensure that stormwater run-off from these lands will not cause any adverse effects to these lands and/or adjacent lands.*
- *The owner shall be required to comply with all City’s By-Laws and acts;*
- *The owner is required to provide a lot grading plan for stormwater flows that self contains on site and safely conveys up to the 250 year storm event that is designed by a Professional Engineer for review*

Environmental and Parks Planning

Environmental and Parks Planning does not have a concern with the above application to facilitate a 14 unit apartment building. However, it is of note that parkland dedication has not been provided for this property. Parkland dedication, in the form of cash-in-lieu, will be required by the owner at the time of site plan control/building permit consistent with the requirements/rates listed within By-law CP-9.

Urban Design

Urban design staff are supportive of the design and the siting of the proposed building. The design of the building is generally in keeping with the character of the area as the building is one storey in height and includes pitched roofs similar to adjacent building in the area. The subject property is a flag shaped lot with a single driveway leading to and from Clarke Road. The siting of the proposed building with the enhanced design of the southeast corner acting as the view terminus of the driveway is appropriate and will add interest to the streetscape for those walking and driving down the street.

Urban design staff request that the applicant ensure that the future site plan application drawings remain consistent with the drawings submitted through the zoning by-law amendment process. In particular including:

- *The pedestrian walkway from Clarke Road to the proposed building lined with continuous landscaping to help screen the walkway from the adjacent property to the north.*
- *The design feature at the southeast corner of the building as this corner is at the view terminus of the driveway from Clarke Road.*

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PUBLIC LIAISON:	On January 24, 2013, Notice of Application was sent to 90 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 31, 2013. A "Possible Land Use Change" sign was also posted on the site.	9 replies were received
<p>Nature of Liaison: The purpose and effect of the requested Zoning By-law amendment is to facilitate the development of a not-for-profit one-storey, 14-unit apartment building to provide housing for adults with special needs who are able to live independently and without on-going support services.</p> <p>Change Zoning By-law Z.-1 from FROM a Residential R1 (R1-7) Zone which permits one single detached dwelling TO a Residential R7 Zone which permits: Senior citizen apartment buildings; Handicapped persons apartment buildings; Nursing homes; Retirement lodges; Continuum-of-care facilities; Emergency care establishments.</p>		
<p>Responses:</p> <ul style="list-style-type: none"> ▪ Concerns about the size of the building and how it will fit into the neighbourhood; ▪ Concerned about the potential developments that could occur under the R7 zone if the property was not sold to "It's Our Home"; ▪ Concerns over loss of open space and views; ▪ Increase in traffic; and ▪ Affect on the resale value of homes. 		

ANALYSIS

Subject Site

The subject site is located at 193 Clarke Road between Royal Crescent and Sudbury Avenue. The site is a large 3315m² parcel spanning behind several parcels of land which front Royal Crescent and Sudbury Avenue. The surrounding neighbourhood is a well established low density residential subdivision with a consistent lot pattern. Currently the site is vacant and has remained vacant for the past 10 years. It is in close proximity to public transit and is in walking distance of multiple commercial nodes and neighbourhood facilities.

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Nature of Application

The applicant is applying to facilitate the development of a not-for-profit one-storey, 14-unit apartment building to provide housing for adults with special needs who are able to live independently and without on-going support services. The application is requesting a change in the Zoning By-law Z.-1 from a Residential R1 (R1-7) Zone which permits one single detached dwelling to a Residential R7 Zone which permits “handicapped persons apartment buildings” among other permitted uses.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use and development. The following are relevant policies as they relate to this application.

Section 1.1 - Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns

Section 1.1.1 of the PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodating an appropriate range and mix of land uses; promoting cost effective development standards to minimize land consumption and servicing costs; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and, improving accessibility for persons with disabilities and the elderly. The requested amendments to intensify the subject site promote these goals of the PPS for the following reasons:

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- The proposed development takes advantage of a parcel which has been vacant for the last 10 years.
- The proposal will create a mix of residential uses in the area and provide a slightly higher density promoting cost effective development standards to minimize land consumption and servicing costs.
- The use will also capitalize on the existing infrastructure and public facilities in the area which will help support the needs to those living in the building.
- Takes advantage of a unique land use pattern while addressing the public health and safety concerns through the site plan process.
- Creating an opportunity for persons with disabilities and the elderly by permitting an appropriate land use in an area that will allow them to increase their participation in society.

Section 1.1.3.3. of the PPS requires municipalities to identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock of areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. For the following reasons this application meets the intent of this policy:

- The existing building stock in the area consists of one and two storey single detached dwellings. The proposed development is for a one storey apartment building and will be restricted with a height limit of 9 metres which is compatible with neighbouring properties. The current zone for the whole neighbourhood permits a maximum height of 10.5m (2.5 storeys).
- Clarke Road is a main arterial road where higher density uses are encouraged to locate. Many local bus routes run along this corridor and any traffic generated by the proposed use will be negligible as it will remain on the arterial road.
- The lot is unique in the area and lends itself to intensification as an appropriate form of development.

1.4 Housing

Section 1.4.3. of the PPS requires planning authorities to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents by: permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3; and, directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. For the following reasons this application meets the intent of this policy:

- The recommended amendment is intended to facilitate the development of an appropriate housing type and density to help meet the social, health and well-being requirements of current and future residents, including those with special needs requirements.
- Directs the development of a new housing type towards locations where appropriate levels of infrastructure and public service facilities exist and will be available to support current and projected needs.
- The higher density use on a main arterial road will support the use of alternative transportation modes and public transit in the area.

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Official Plan

The Official Plan also contains policies to ensure that applications for intensification are appropriate in terms of their use, scale and form and ensure their compatibility with the surrounding established neighbourhood. Relevant Official Plan policies are located in Section 3 of the Official Plan, which include General Objectives for all Residential Designations and Low Density Residential policies, including intensification policies.

Section 12 of the Official Plan speaks to the City's housing policies and the availability, affordability and adequacy of housing that may not be fully satisfied by the designation and servicing of lands for residential uses.

12.1. Housing Objectives

The Housing Objectives for the City outline several objectives of which the following relate to this application:

- Support the provision of a choice of dwelling types so that a broad range of housing requirements are satisfied;
- In keeping with provincial policy on housing, provide opportunities for an adequate supply of housing to meet the economic, social, health and well-being requirement of all people;
- Support the development, at appropriate locations, of residential facilities that meet the housing needs of persons requiring specialized care;
- The City shall encourage and support private, public and local partnerships in the provision of affordable and supportive housing;
- In addition to opportunities for the development of affordable housing in new developments, residential intensification, including the conversion of non-residential structures, infill and redevelopment, also contributes to the supply of affordable housing, and may assist the City in meeting its target for the provision of affordable housing.”

1.1.1 General Objectives for All Residential Designations

The General Objectives for all Residential designation outline several objectives, of which four relate to this application. The objectives that apply state:

- Support the distribution of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City;
- Support the development of residential facilities that meet the housing needs of persons requiring special care;
- Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities; and
- Promote residential development that makes efficient use of land and services.

1.1.2 Low Density Residential Objectives

The Low Density Residential designation outlines two objectives, of which one relates to this application. The Low Density Residential objective states:

- Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected.

The proposed application will satisfy the above mentioned objectives as it will result in the development of a large parcel of land that has been vacant for the last 10 years. The proposed apartment will also create a residential facility that helps meet the housing needs for those who require special care. The development will bring a new choice of dwelling type to the area and allow those with special needs an opportunity to integrate into the surrounding community. The higher density proposal is permitted under the Official Plan intensification policies and would enhance the character and functionality of the site. The site's unique size and shape lends itself

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to infill and intensification as an appropriate form of development. Direct access will be from an arterial road limiting any traffic impacts generated from the site on the surrounding properties. The subject site will be serviced by existing municipal services and benefit from the parks and facilities in the area. This specific project is geared towards those with autism spectrum disorder and the request for Residential R7 zone ensures the site will continue to be used for senior citizens and special populations in the future. The site plan process will ensure that appropriate fencing and landscaping is used to help mitigate any potential impacts and maintain the privacy of abutting outdoor amenity areas.

3.2.3. Residential Intensification

Under section 3.2.3.1 of the Official Plan the proposed Zoning By-law amendment application falls under the definition of Residential Intensification as it results in the development of a property, site or area at a higher density than currently exists on the site through:

- the development of vacant and/or underutilized lots within previously developed areas;

Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood

Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form. Intensification may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law, subject to the following policies and the Planning Impact Analysis policies under Section 3.7.

3.7.2 Scope of Planning Impact Analysis

The proposed application meets the requirements of the Planning Impact Analysis under section 3.7.2 in the following ways:

- The use is compatible with the surrounding land uses and will have limited impacts now and in the future;
- The large parcel and unique shape provide an opportunity to integrate a special care facility into the surrounding community at an appropriate intensity and scale;
- There are limited opportunities for such a specific use to locate in the city and there are no pre-zoned lands that exist in the area;
- The subject site is in close proximity to several public parks, community and recreational facilities and exists along a main transit line;
- The proposal supports the need for affordable housing in the area and in the City as a whole;
- The proposed development is appropriately planned for the subject site to limit the potential impacts on the surrounding land uses;
- The site plan process will ensure that all efforts will be made to maintain any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- The proposal will be required to go the City's Site Plan process and ensure the main vehicular access point and other traffic and pedestrian access points comply in all aspects of the Site Plan Control By-law;
- The proposed design has reduced its height and staggered the structure to soften the structure's visual impact on the surrounding properties and assist in its integration with present and future land uses in the area;
- There are no surrounding heritage and natural features in the area which may be negatively impacted by the proposed development;
- No environmental constraints exist on the site and no adverse effects exist from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;
- The proposed development and rezoning will comply with the provisions of the City's Official Plan and the application of a special provision for frontage and interior side yard setbacks will ensure compliance with the Zoning By-law. The development will go

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- through the site plan process to ensure it complies with the Site Plan Control By-law;
- No adverse impacts have been identified therefore no mitigation measure are required;
- The proposal will have no impacts on the surrounding transportation system.

3.2.3.2 Density and Form

Residential Intensification policies, specifically Section 3.2.3.2 Density and Form within the Low Density Residential designation, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

The proposed application will take advantage of the unique shape of the vacant lot and efficiently use the large parcel to develop a compact urban form. The proposed density is 43 units per hectare which is significantly less than the 75 units per hectare that is contemplated in the Low Density Residential designation policies for infill development. The recommended height of 9 metres and density of 45 units per hectare for the proposed apartment ensures that the density on the site will remain compatible with the surrounding land uses now and in the future.

3.2.3.3. Neighbourhood Character Statement and 3.2.3.4. Compatibility of Proposed Residential Intensification Development

As part of a complete application for residential intensification, the applicant shall be required to provide a detailed character statement and compatibility report showing innovative and creative urban design techniques to ensure that the character and compatibility with the surrounding neighbourhood are maintained as per section 3.2.3.3 and 3.2.3.4 of the Official Plan. The applicant must clearly demonstrate that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatments as outlined in section 3.7.3.1. of the plan.

The submitted Urban Design Brief has been reviewed by the City's urban design division and determined that it included the requirements of Official Plan section 3.2.3 for infill and intensification. Staff is supportive of the design and the siting of the proposed building and feel the design of the building is generally in keeping with the character of the area. The siting of the proposed building with the enhanced design of the southeast corner acting as the view terminus of the driveway is appropriate and will add interest to the streetscape for those walking and driving down the street.

The proposed development should include a pedestrian walkway from Clarke Road to the proposed building lined with continuous landscaping to help screen the walkway from the adjacent property to the north and the design feature at the southeast corner of the building as this corner is at the view terminus of the driveway from Clarke Road.

3.2.3.7. Supporting Infrastructure

As per section 3.2.3.7 of the Residential Intensification policies intensification will only be permitted where adequate infrastructure exists to support the proposed development. The proposal meets the needs of the supporting infrastructure for the following reasons:

- The subject site has supplied more than the minimum required off-street parking spaces on the site and is located in an area where it will have minimal impacts on the surrounding properties;
- Several facilities public exist in the area along with several outdoor recreational spaces
- The subject site fronts a main arterial road with access to public transit, minimizing any traffic impacts;
- The subject site has full access to all municipal services.

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Zoning

The current zoning on the subject site is a Residential R1 (R1-7) which permits one single detached dwelling. The proposed Residential R7 zone provides for and regulates apartment buildings and similar structures for senior citizens and special populations that may have different standards and needs than regular residential developments. The Residential R7 zone will be accompanied by a special provision to allow the subject site a minimum frontage of 13m where 25m is required which is appropriate as the actual width of the majority of the property is much wider than the existing frontage. The Residential R7 zone also regulates height and density on a site specific basis. A maximum height of 9 metres and a maximum density of 45 units per hectare is recommended for the proposed application. The recommended zone is a Residential R7 Special Provision R7 (___)*H9*D45 zone.

Use/Intensity/Form

The proposed use for adults with autism spectrum disorder is appropriate for the subject site as it is part of an established community with access to a main arterial road with services nearby. The proposed orientation, scale and intensity of the development takes into account the existing building stock and lots in the surrounding area and is designed to blend in with the area. In order to ensure that the structure is compatible with the surrounding properties a maximum height of 9 metres has been recommended for the site. This restriction represents a reduction in the maximum 10.5 metre height permitted in the surrounding area. The 14 units will have one bedroom per unit ensuring that the intensity of the site is compatible with the surrounding area.

CONCLUSION

The recommendation of approval is appropriate as the application takes advantage of a vacant and underutilized site which is unique within the context of the neighbourhood. The recommended amendment is consistent with the policies of the Provincial Policy Statement (2005). The proposed amendment is consistent with the Low Density Residential policies of the City of London Official Plan. The requested Residential R7 zone regulates height and density on a site-specific basis to ensure compatibility with abutting residential uses and the proposed development will provide an opportunity for affordable housing within the City for adults with autism spectrum disorders and allow them to live independently within an active community.

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PREPARED BY:	SUBMITTED BY:
MIKE CORBY, PLANNER II COMMUNITY PLANNING AND DESIGN	JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

February 26, 2013

MC/mc

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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Written</u>	<u>Phone</u>
Amanda Adlam – 194 Clarke Road	Margaret Egan – 224 Marlin Cres
Terry Bonk	Mike Wilson – 195 Clarke Road
Deborah Johnston – 200 Clarke Road	
Sue Leblanc	
Ken Maxwell – 1811 Royal Cres	
Debbie Newman – 1801 Royal Cres	
Lynn Johnston	
Michael Groshok – 1805 Royal Cres	
Isabel Teixeira – 1810 Royal Cres	

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Planner: Mike Corby

Corby, Mike

From: Deborah Johnston
Sent: Monday, March 04, 2013 4:09 PM
To: Corby, Mike; Armstrong, Bill
Subject: ZONING CHANGE TO 193 CLARKE ROAD

Importance: High
Follow Up Flag: Follow up
Flag Status: Completed

Hello Mr Corby,

My name is Deborah Johnston and I am sending this e-mail to you as I reside at 200 Clarke Road directly across from 193 Clarke Road. My parents own the property (my father recently passed away on January 25th) and he was vehemently opposed to the zoning change.

We have great difficulty exiting our driveway onto Clarke Road at most times of the day as it stands now! It seems that no one has checked into the traffic congestion that currently exists with the London Christian School next door and the traffic flow both north and south on Clarke Road from the uncoordinated traffic lights at both Trafalgar and Clarke as well as at Wavell and Clarke. Once the traffic traveling north on Clarke Road from Trafalgar St is stopped by a red light, the advance light from eastbound Trafalgar onto Clarke allows the traffic to flow in a continuous stream as well as traffic turning right from westbound Trafalgar onto Clarke Road north. The lights at Wavell and Clarke then allow a continuous flow of traffic heading south on Clarke Road. Often if a break does happen, a car making a left from Sudbury Ave will also prevent us from getting out onto the road. I find myself very often backing onto Clarke Road traveling north to then turn onto Royal Crescent and travel through the Sunrise subdivision out to Trafalgar westbound just to get out of the driveway!

Planning is not a strong point with the City of London as can easily be witnessed with the traffic nightmare at the Tim Horton's - Metro - Shoppers Drug Mart entrances and exits that are at Clarke and Trafalgar.

I cannot imagine the mess that will exist if the development is allowed with the increased traffic flow in and out of such a facility with handicapped access buses and care workers. They themselves will have trouble getting in on out of the property onto Clarke Road in any direction.

This property is zoned for single family and would not be able to support a multi-family zoning for any development.

I urge you to oppose the zoning change for this property.

Thank you,

Deborah Johnston

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File: Z-8143
Planner: Mike Corby

Corby, Mike

From: Amanda Adlam
Sent: Monday, March 04, 2013 6:10 PM
To: Corby, Mike
Subject: 193 Clarke Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mike,

We are residents at 194 Clarke Road and would like to voice our opposition to the proposed and possible zoning change of 193 Clarke Road. As someone who had grown up in this neighborhood all my life, we feel this area should remain what it is...a neighborhood comprised of single family homes! The building that is to be build in this lot is far too large for the size of the lot. We worry about traffic and garbage that the unit will produce as well as the visitor parking that will spill off onto our side streets. I also empathize with those houses that would back on to this building on Sudbury Ave and Royal Cres, having enjoyed a spacious back yard free from obstruction for many many years and now must face a possibility that this could now be taken away from them, not to mention what this would do to the value of their properties. Having recently purchased our house, I can speak from experience that we would not even look at houses that had an apartment building in the vicinity. There has also been talk that the funding is lacking for the initial proposed building of 14 apartment units for functioning autistic adults therefore if the builder is granted access to this land he will be able to do with it what he pleases and this could mean many other potential problems for this area.

I strongly urge the city to reconsider,

Sincerely,

Amanda Adlam and Kenneth Reuben

Agenda Item # Page #

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File: Z-8143
Planner: Mike Corby

Corby, Mike

From: terry bonk
Sent: Monday, March 04, 2013 6:29 PM
To: Corby, Mike
Subject: Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

Green space should be a protected area. The size of the purposed building cannot fit into our landscape. The scope of work surpasses our residential neighborhood. The building will affect the physical character of my neighborhood, and will create visual sight lines from the unites in the building into the surrounding lots, impacting privacy. Both residents and visitors will impact on-street parking in the surrounding area. Also, noise can have a serious impact on our enjoyment of our home.

Terry Bonk

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File: Z-8143
Planner: Mike Corby

Corby, Mike

From: Sue Leblanc
Sent: Monday, March 04, 2013 8:30 AM
To: Corby, Mike
Subject: zoning changes to 193 Clarke Road

Mr. Corby: My husband and family live on Royal Crescent and we are opposed to the zoning change to Clarke Road, as this property is virtually in our backyard. This neighbourhood has always been residential in nature and we would like to see it stay that way in the near and distant future.

Sue & Peter LeBlanc

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File: Z-8143
Planner: Mike Corby

Corby, Mike

From: Ken Maxwell
Sent: Sunday, March 03, 2013 7:06 PM
To: Corby, Mike
Subject: Zoning change to 193 Clarke Road

Hello Mr. Corby,

My name is Ken Nickles and I live at 1811 Royal crescent, my property backs on to the property in question (193 Clarke Road).

To give you a little history on this area, the property I live at has been in my family since 1972, the surrounding area of the property in question for the rezoning has always been a quiet low key area, for the most part we have medium sized houses on matching sized properties and this makes them ideal for a single family to purchase, this is why when properties are listed in this area they do not stay on the market for long, there are a few properties such as mine that have more spacious lots but for the most part they are balanced single family dwellings. On some of the main streets such as Wavell Street there are apartments but in their case the buildings are located right along the main street and they are not built right in the center of the block. The proposal from Southside Group and It's Our Home would negatively effect 10 plus properties with regard to property resale value and market resale as well as the way of life as we have known it.

A building of this size in the proposal just does not fit into the landscape of the neighbourhood and it would be irresponsible of all involved to force this on the taxpayers involved who have spent a lot of time and money on their property knowing that this area is zoned for low density single family dwellings.

Mr. Corby there is a reason areas are zoned the way they are and that is to keep someone from trying to change the landscape of an area that should not be changed due to negative impact it will cause others involved. The other side to this is the occupants of this proposed dwelling, I have first hand experience with someone on the Autism Spectrum, my son was diagnosed with Autism in 2008, I can tell you there isn't a day that goes by that I don't think about where he will end up living after his parents are gone, but I will tell you this, as a parent I do not want him to live in an area that is involved in controversy due to zoning or to location of his dwelling. That would not be fair to him and that would have a negative impact on his progress in life. I heard Marti Lussier say, at the meeting that It's Our Home held with you present, that her group "Looked all over London and this was the only place they could find". I find this very hard to believe, especially when a member of our neighbourhood group Lynn Johnston explained at It's Our Home's meeting that her church group owns property that they have been trying to work with the city on infilling and that may be ideal for the project Mrs. Lussier is heading.

I asked the question at the meeting of everybody there to present this proposal what was the higher priority of this rezoning proposal; the infilling of the land or the project to house the special needs individuals. The response from all was the priority was the project not the infill. Well if that is the case it would again be irresponsible of all involved if you did not do everything you could to make the transition of these special needs individuals as easy as possible even if it means selecting another location for the project.

I look forward to the comments of those involved.

Sincerely,

Ken Nickles

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**File: Z-8143
Planner: Mike Corby**

Corby, Mike

From: Lynn Johnston
Sent: Thursday, February 14, 2013 5:25 PM
To: Corby, Mike
Subject: RE: 193 Clarke Road
Attachments: image001.jpg; image002.jpg; image003.jpg; People opposed to the rezoning of 193 Clarke Rd.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Mike

I am sending you a copy of the petition of all the people that are opposed to the change in the zoning bylaw for 193 Clarke Rd.

I commend its our Home for what they are trying to do.

The concentration of 14 units on that property is just not acceptable in a single family neighbourhood. The traffic in the area is also heavy and we have seen many near misses at the cross walk on Clarke Rd.

The lot has sat empty all these years because the owner has chosen to let it sit

I have no objection to any single family home going on that property.

The comment made last night that no one would build a large home on that lot was disturbing considering on Royal Cres we have a couple of homes already between \$350K to \$400K.

Future considerations of this land was a major concern to all the residents in the area.

Lynn Johnston

From: Corby, Mike [<mailto:mcorby@London.ca>]
Sent: January 31, 2013 2:28 PM
To:
Subject: FW: 193 Clarke Road

Hi Lynn,

Please find attached additional information on the proposed rezoning application for 193 Clarke Road. If you have any further questions please let me know.

Thanks,

Mike Corby
Planner II
City of London, Planning Division
Community Planning & Design

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**File: Z-8143
Planner: Mike Corby**

Corby, Mike

From: Teixeira, Isabel
Sent: Wednesday, February 06, 2013 1:49 PM
To: Corby, Mike
Cc:
Subject: File # Z-8143

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Corby,

Location 193 Clarke Road

As a residential near the above address I wanted to let you know as well as the City of London that we against the change of Zoning By-law Z – 1. When we purchased our home the Zoning for the above address was and will always be for one single detached dwelling. I have sent in my letter stating the above, my address is 1810 Royal Cres, as well, my father who owns the lot at the end of our street. His name is Benjamin Melo and address 1833 Royal Cres...he too is against the changing of the Zoning By-law Z-1.

Thank you

Isabel Teixeira✉

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File: Z-8143
Planner: Mike Corby

February 11, 2013

Mike Corby, Planner II
City of London, Planning Division
Community Planning & Design
206 Dundas Street
P.O. Box 5035 London, ON, N6A 4L9
Direct Line: 519-661-2500 ext. 4657

Hand Delivered

Dear Mr. Corby,

Re: Zoning change application # Z-8413, Property located at 193 Clarke Road, London, Ontario

I am writing this letter to inform you of my opposition to the above proposed zoning change application. I disagree that this site is suited for the proposed apartment building and that "No conflicts would appear to exist with the surrounding uses and adjacent properties". This area is a single family zoning of R-1(7) according to the zoning by-law Z-1, as viewed from the City of London website. I understand that R-1 zoning is the most restricted residential zoning within the city of London.

The change of zoning to R-7 would be in conflict with the surrounding homes, causing a visual anomaly to the detriment of the neighbourhood. This large building (approximately 4 times larger than the largest adjacent house) plus parking lot, limits the amount of green space and this is not complimentary to the surrounding homes. Based upon my training in architectural design technology and my 11 years of work experience in the consulting engineering design field, I do not believe that this building either fits architecturally or blends into the surrounding neighbourhood. It rather it sticks out not in a good manner and very well could be a hindrance for the sale of surrounding homes, thus affecting the property values.

Regards,



Michael Groshok
1805 Royal Crescent
London, Ontario
N5W 2A7

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File: Z-8143
 Planner: Mike Corby

January 30, 2013




Attention: Mike Corby

CC: Bill Armstrong

Re: Change to Zoning by-law For 193 Clark Rd, London, On

We the undersigned oppose the possible amendment to the Zoning By-law.

The above mentioned address should remain zoned for a single family detached dwelling in keeping with the rest of the neighbouring properties.

NAME	ADDRESS	SIGNATURE
Lynn Johnston	1797 Royal Cres	Lynn Johnston
Joak Carter	255 CLARK RD	Joak Carter
PAUL SCHELIWAAS	1788 ROYAL CRES	
Peter LeBlanc	1799 Royal des	
P. BRUSCHETTO	201 CLARKE	P. Bruschetto
L. GIARD	199 CLARK	
STEVE RUTHERFORD	197 CLARKE RD.	Steve Rutherford

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File: Z-8143
 Planner: Mike Corby

January 30, 2013

Attention: Mike Corby

CC: Bill Armstrong

Re: Change to Zoning by-law For 193 Clark Rd, London, On

We the undersigned oppose the possible amendment to the Zoning By-law.

The above mentioned address should remain zoned for a single family detached dwelling in keeping with the rest of the neighbouring properties.

NAME	ADDRESS	SIGNATURE
Isabel Teixeira	1810 Royal Cres.	<i>Isabel Teixeira</i>
Benjamin Melo	1833 Royal Cres.	<i>Benjamin Melo</i>
Grace Pereira	1796 Royal Cres.	<i>Grace Pereira</i>
Clotilde Teixeira	1810 Royal Cres	<i>Clotilde Teixeira</i>

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File: Z-8143
 Planner: Mike Corby

NAME	ADDRESS	SIGNATURE
Debbie Newman	1801 ROYAL CRES	<i>Debbie Newman</i>
ANGILO MITACORRE	1826 SUDBURY	<i>Angelo M. Tamborra</i>
Rob HARMSWORTH	1825 ROYAL CRES	<i>[Signature]</i>
YVONNE	200 CLARK RD	<i>Y. Thomas</i>
JOHN K. Mc MARTIN	1817 SUDBURY AVE	<i>John K. McMartin</i>
Adam Lassburg	1807 Sudbury Ave	<i>Adam Lassburg</i>
David Dine	1804 Sudbury	<i>David Dine</i>
Jim Allen	1806 SUDBURY	<i>Jim Allen</i>
TONY FERRAR	1803 SUDBURY AVE	<i>Tony Ferrar</i>
Beth Ducey	1801 SUDBURY	<i>Beth Ducey</i>
KEN NICKLES	1811 ROYAL CRES.	<i>Ken Nickles</i>
Ken ROSEN	194 CLARK RD	<i>Ken Rosen</i>
Clinto Pizzob	1820 Sudbury Ave	<i>Clinto Pizzob</i>
Angela Di Lico	1820 Sudbury Ave	<i>Angela Di Lico</i>
Dana Melanson	189 Clark Rd	<i>Dana Melanson</i>
Michele Molinaro	1814 1814 Sudbury Ave	<i>Michele Molinaro</i>

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File: Z-8143
 Planner: Mike Corby

NAME	ADDRESS	SIGNATURE
Brenda Wilson	195 Clarke Rd.	B Wilson
Tiffany Murray	191 Clarke Rd.	Tiffany Murray
Julia Mullins	1906 Sudbury Ave	Julia Mullins
John Mullins	1906 Sudbury Ave	John Mullins
Laura & Kevin McShane <small>Both Sign</small>	1836 Sudbury Ave	L. McShane
Bob & Lisa	1832 Sudbury Ave	Bob & Lisa
Jennifer Stacey	1824 Sudbury	Jennifer Stacey
Mary Thompson	1812 Sudbury Ave	Mary Thompson
Ulric Diaz	1810 Sudbury Ave	Ulric Diaz
Michael Groshek	1805 Royal Crescent	Michael Groshek
STEVE PEREIRA	1796 Royal Cres	Steve Pereira
Gilbert Teixeira	1810 Royal cres	Gilbert Teixeira
Laura E. Katchars	1814 Royal Crescent	Laura E. Katchars
Don Nadas	1818 Royal Cres	Don Nadas
Diana Topolashvili	1824 Royal Cres	Diana Topolashvili
Don Whelan	1831 Royal Cres	Don Whelan
Idalina Carlos	1817 Royal Cres.	Idalina Carlos
Margaret Bonk	1802 Royal Cres	Margaret Bonk

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File: Z-8143
Planner: Mike Corby

**Bibliography of Information and Materials
Z-8143**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Devonshire Consulting (Greg Playford), January 14, 2013

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended.

Devonshire Consulting, Planning Justification Report, January 14, 2013

Devonshire Consulting, Urban Design Brief, January 14, 2013

Correspondence: (all located in City of London File No. Z-8143. unless otherwise stated)

City of London -

J. Smolarek, City of London Community Planning and Design. Memo to M. Corby. March 6, 2013.

Titus P., City of London Stormwater Management Unit. E-mail to M. Corby. February 7 2013.

Masschelein B., City of London Wastewater and Drainage Engineering Division. E-mail to M. Corby. January 30, 2013.

Page B., City of London Environmental & Parks Planning. Memo to M. Corby. January 25, 2013.

Postma R., City of London Forestry Division. E-mail to M. Corby. January 25, 2013.

Departments and Agencies -

Creighton C., UTRCA. Letter to M. Corby. February 12, 2013.

Dalrymple D., London Hydro. Memo to M. Corby. January 25, 2013.

Two empty rectangular boxes for agenda item and page numbers.

**File: Z-8143
Planner: Mike Corby**

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 193 Clarke Road.

WHEREAS Southside Group has applied to rezone an area of land located at 193 Clarke Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 193 Clarke Road, as shown on the attached map comprising part of Key Map No. 89, from a Residential R1 (R1-7) Zone to a Residential R7 Special Provision (R7()H9*D45)Zone.

1) Section Number 11.4 of the Residential R7 Zone is amended by adding the following Special Provision:

) R7()

a) Regulation

i) Lot Frontage 13.0 metres (42.65 feet)
(Minimum)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 16, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

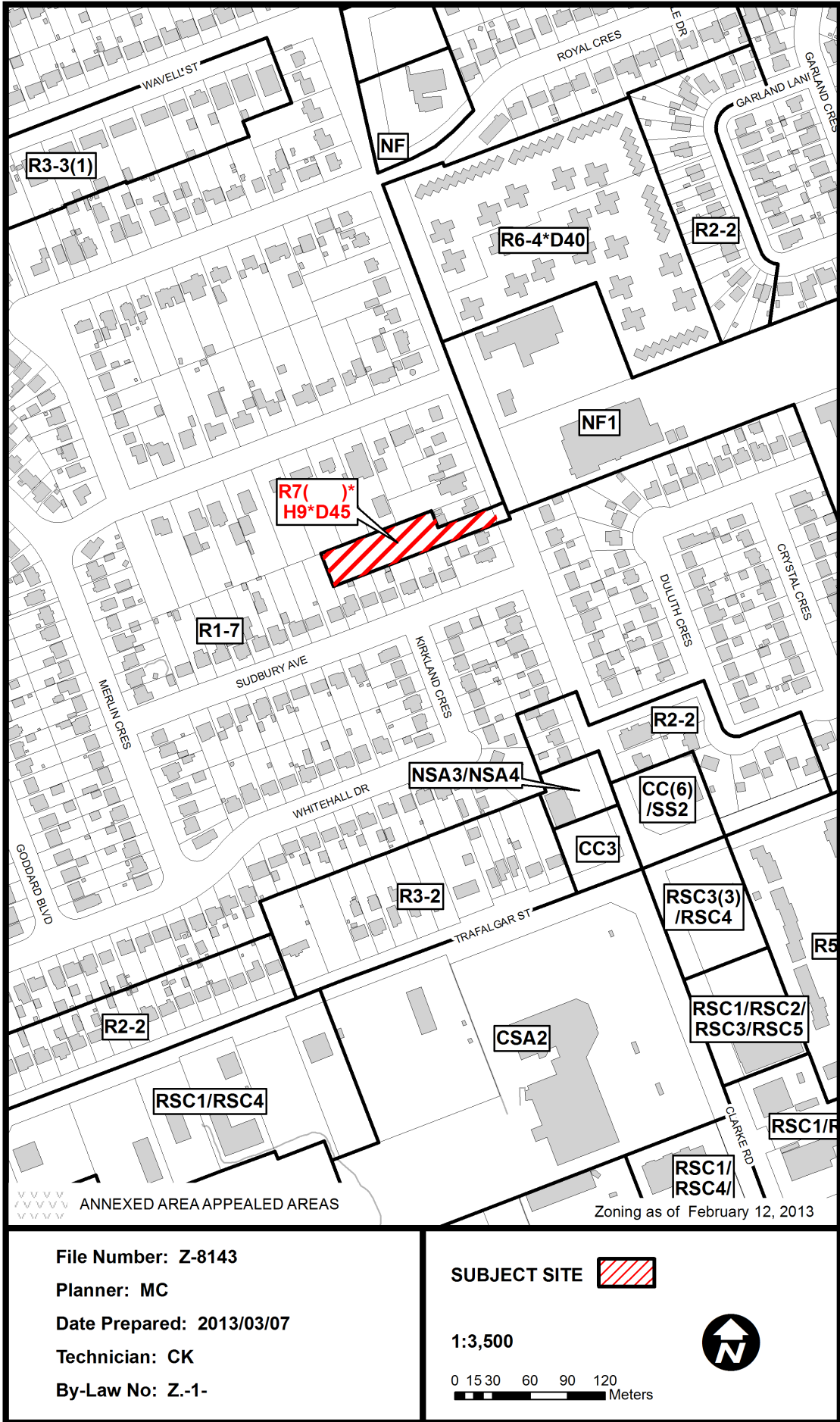
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File: Z-8143
Planner: Mike Corby


First Reading - April 16, 2013
Second Reading - April 16, 2013
Third Reading - April 16, 2013

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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: Z-8143
 Planner: MC
 Date Prepared: 2013/03/07
 Technician: CK
 By-Law No: Z-1-

SUBJECT SITE 
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